

Japan Retail Fund Investment Corporation (Tokyo Stock Exchange Company Code: 8953)

News Release – June 23, 2004

**Japan Retail Fund Investment Corporation To Acquire Ito-Yokado Tsunashima
in Kohoku-ku, Yokohama, Kanagawa Prefecture**

Japan Retail Fund Investment Corporation (TSE: 8953) announced today that it will acquire Ito-Yokado Tsunashima for 5,000 million yen. This property was constructed in March 1982 and has a leaseable area of 9,550 square meters and a roof top parking capacity of 70 automobiles. Ito-Yokado masterleases the entire four-story property based upon a 10 year fixed-term lease contract, which will expire in March 2012.

Yuichi Hiromoto, President and Chief Executive Officer of Mitsubishi Corp.-UBS Realty Inc., Asset Manager for Japan Retail Fund, stated that “Ito-Yokado Tsunashima fits well into our acquisition strategy. We classify this shopping center as an “income-oriented” property with a 10 year fixed-term lease contract, which is located approximately 30 minutes by train from the center of Tokyo”. The property is located near Tsunashima station of the Tokyu Toyoko line, which is a major train line going from Shibuya in Tokyo to Yokohama, the second largest city in Japan. Tsunashima Station is an express stop used by more than 100 thousand people per day and the bus terminal near the station has numerous lines to adjacent areas. As a result, the station is a major transit stop for passengers living in the surrounding areas. The area has experienced a population increase of 5.7% over the past 5 years from 1997 to 2002, which is higher than the corresponding Yokohama city average of 4.0%.

This property is anchored by Ito-Yokado which offers a highly-regarded merchandising mix with a significant customer focus on households and family-type customers. This purchase represents our seventh property in which Ito-Yokado is the lead tenant (Ito-Yokado, parent of Seven-Eleven, is currently rated AA by Standard & Poor's and Aa3 by Moody's).

Following the acquisition, the share of our investment grade tenants will increase from 39% to 41%. In addition, the inclusion of this property in the Fund's portfolio serves to further our geographical weighting in the Tokyo metropolitan area from 41% to 43%, as well as to capture the existing considerable consumer demand of the Greater Tokyo Metropolitan region, of which Yokohama is a part.

This acquisition was financed through a combination of cash on hand and the assumption of 232 million yen in non-interest bearing security deposits due upon lease termination in March 2012, with the remainder from bank borrowings. The leverage ratio of Japan Retail Fund Investment Corporation will increase to approximately 40% following the purchase of this property. Under the terms of the lease, the tenant is responsible for all operating expenses in connection with the operation of the property.

Property Information Summary:

Property Name	Ito-Yokado Tsunashima
Location	2-8-1 Tsunashima-Nishi, Kohoku-ku, Yokohama, Kanagawa
Land size	5,043.40 m ²
Total floor space	16,549.50 m ²
Leaseable area	16,549.50 m ²
Building summary	4 floors above ground and basement
Major tenant	Ito-Yokado

About JRF: Japan Retail Fund Investment Corporation ("JRF") is the third listed Japanese Real Estate Investment Trust and the first J-REIT to focus exclusively on retail properties. Upon closing of this acquisition JRF will own twenty properties containing approximately 810,000 square meters of leaseable space.

Investor Relations: For further information relating to this press release as well as the Fund and its Asset Manager, please feel free to contact Mr. Hidenori Asai, Deputy President and Head of Investor Relations at Mitsubishi Corp.-UBS Realty Inc., Asset Manager for Japan Retail Fund (Telephone Number: 81-3-3511-1692) or Mr. Alfred Liu, Chief Financial Officer (Telephone Number: 81-3-3511-1693).

